



WIRELESS COMMUNICATIONS*

WIRELESS COMMUNICATIONS DEFINITION: A broad range of telecommunications services that enable people and devices to communicate independent of location. This includes the current technologies of cellular communications and Personal Communications Services. This excludes non-commercial antennas, radio and television signals, and non-commercial satellite dishes.

ADMINISTRATIVE REVIEW: The Zoning Administrator may administratively approve any wireless communications facility which complies with the following criteria, provided that no variances are required and that the application is subject to administrative design review. The Zoning Administrator shall either approve the application within 10 days, or within the 10-day period, may refer the application to the Planning Commission for consideration at its next regularly scheduled meeting:

- C Building or roof mounted antennae not exceeding 15 feet in height and screened from view;
- C Antennae which are architecturally integrated with a building or structure so as not to be recognized as an antenna. Examples include antennae which are an integral part of a permitted church steeple, cupola, railing or sign;
- C Up to two additional whip antenna (15 foot maximum height), the reconfiguration or alteration of existing antenna on a single support structure, or a single dish under 3' in diameter to an existing monopole. The physical area of the reconfigured or altered antenna shall not exceed 15% of the original approval;
- C Support equipment must be located within a completely enclosed building or otherwise screened from view.

MINOR CONDITIONAL USE PERMIT: Wireless communications facilities which comply with the following criteria are permitted subject to a Minor Conditional Use Permit, (per Section 19.64.220 et. seq.) provided that the application is subject to administrative design review. The Zoning Administrator may act on the application or may refer the application to the Planning Commission for its consideration at the next available scheduled meeting:

- C Additional antennas or dishes up to 4' in diameter, or increasing the height of an existing, approved monopole or utility pole, provided that the additional antennae or dishes do not exceed 25% of the existing antennae or dishes in number, area, or height;
- C Co-location of equipment to an existing approved support structure;
- C All other building rooftop mounted facilities;
- C Antennas mounted on other existing structures or similar replacement structures, such as water tanks, pump stations, utility poles, ball field lighting;
- C Antennas shall be 75' or less in height in any industrial or commercial zone and 35' or less in all other zones where permitted;
- C Any new wireless communication facilities shall not create an over-concentration of poles or equipment. In addition, any permitted antennae or dishes shall be galvanized steel or painted to match the existing building or poles, to staff approval;
- C Above-ground support equipment, irrespective of its location, may require landscaping or other measures to effectively mitigate visual and safety impacts. Underground vaults may be required in order to mitigate physical, aesthetic, or safety siting issues which cannot be mitigated otherwise. Above ground support equipment in residential areas shall be discouraged. Support radio equipment may be allowed in the right-of-way where appropriate as determined by the Zoning Administrator and subject to the granting of an encroachment permit by the Public Works Department.

(continued)

* *Compiled from Title 19 (Zoning) of the Municipal Code and edited for Clarity. Title 19 is applicable unless superseded by a Specific Plan, which may be more restrictive than the Zoning Code.*

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CONDITIONAL USE PERMIT: All other wireless communications facilities, including new monopoles and lattice towers, shall be subject to the granting of a conditional use permit in accordance with the following criteria:

LOCATIONAL CRITERIA

- C Facilities shall be sited to minimize views from the public right-of-way;
- C The concentration of visible support structures (i.e. monopoles) will be limited in all geographic areas to avoid excessive visual impacts in those areas;
- C Monopoles, lattice towers and other similar support structures are prohibited in all residential zones, except where a residentially zoned property is not less than ten acres in size and developed with a non-residential use. Wireless communications facilities are specifically prohibited in the RA-5 and RC Zones;
- C A support structure may be required to be adequately designed for co-location of other equipment, of no more than two companies. If required, the applicant shall provide documentation subject to review and approval of the Planning and Legal Departments which provides that the pole shall be made available for co-location of facilities for the same or other companies in accordance with City regulations;

DEVELOPMENT AND DESIGN STANDARDS

- C Support structures should be located as to be screened from view by siting them near taller buildings or placed near existing tall trees, where possible;
- C Support structures shall be located a minimum of 75' from any residential structure;
- C The height of the support structures must be the minimum necessary to provide the required coverage. However, an antenna or its support structure shall not exceed 75' in height in any industrial or commercial zone or residential zone with a non-residential use, greater than 10 acres in size, and 35' in all other zones where permitted. A 15-foot height bonus may be permitted to provide for co-location;
- C Safety lighting may be required for support structures. A blinking light is acceptable. Strobe lights are prohibited;
- C Support structures shall either be galvanized steel or painted an unobtrusive color to design review staff approval;
- C Where an equipment building accompanies the support structure, it shall be designed, colored and textured to match adjacent architecture or screened from view;
- C Landscaping may also be required to screen the building or support structures from the public right-of-way;
- C Decorative materials may be required for surrounding fences;
- C If the monopole is abandoned or if the conditional use permit becomes void as set forth in 19.64.170 then the monopole or support structure shall be removed;
- C All facilities shall be subject to administrative design review;
- C Poles shall be designed to prevent unauthorized persons from climbing them.

WHEN LOCATED WITHIN AIRPORT INFLUENCE AREA I OR II, as defined by the County Airport Land Use Commission (ALUC), the application shall be referred to the City's Airport Commission for its recommendation prior to accepting the conditional use permit for processing. Actions by both commissions shall be forwarded to the City Council.

SAFETY STANDARDS: All new wireless communications facilities shall be designed within the applicable ANSI standards.

VARIANCES: The Zoning Administrator, Planning Commission or City Council may grant variance requests from the standards outlined in the Minor Conditional Use Permit and Conditional Use Permit sections above, in accordance with other related sections of Title 19 (Chapter 19.64).